

FOR SALE - INDUSTRIAL / INVESTMENT

UNIT 5 LAIGH PARK

140 ABERCORN STREET, PAISLEY, PA3 4DF



KEY HIGHLIGHTS

- 1,750 sq ft
- Let to Join The Nail Order Limited
- Tenant has expanded into neighbouring unit and didn't exercise recent break demonstrating commitment to the site
- Offers over £210,000 invited = 8.16% NIY
- Modern high spec industrial / warehouse unit
- Let on FRI terms expiring Jan 2027
- Passing rent of £17,500 pa

SUMMARY

Available Size	1,750 sq ft
Price	Offers in excess of £210,000 A purchase at this level reflects a NIY of 8.16%
VAT	Applicable. It is anticipated a sale will be by way of a TOGC
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced modern industrial unit of steel portal frame construction within secure gated setting.

Externally benefits from a full height electrically operated vehicle access door with adjacent pedestrian access door contained within an attractive shopfront. The roofs are clad with insulated panels incorporating roof lights allowing for excellent levels of natural daylight. 5.5m eaves provided.

Internally bright open plan workshop / warehouse accommodation is provided complete with amenity block including containing male and female WCs, office, tea prep with LED lighting units throughout.

LOCATION

140 Abercorn Street is situated just 1 mile north of Paisley town centre and approximately 10 miles west of Glasgow city centre.

Convenient M8 motorway access is provided via Junction 27 a short distance north allowing for travel in both directions east and west. Glasgow International Airport is a 5 minute drive north.

Convenient access to public transport links are provided with Gilmour Street Railway Station less than a mile south whilst regular bus services operate on Renfrew Road.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m
Unit - 5	1,750	162.58
Total	1,750	162.58

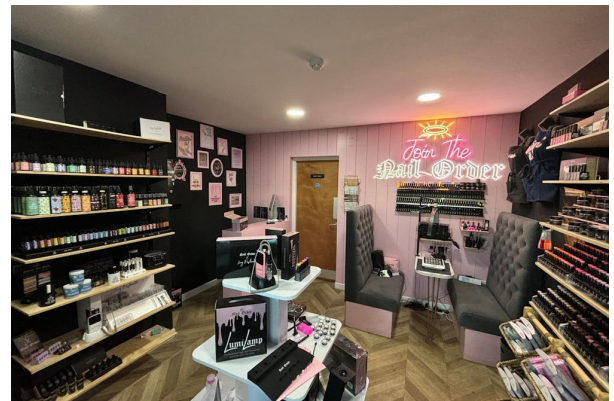
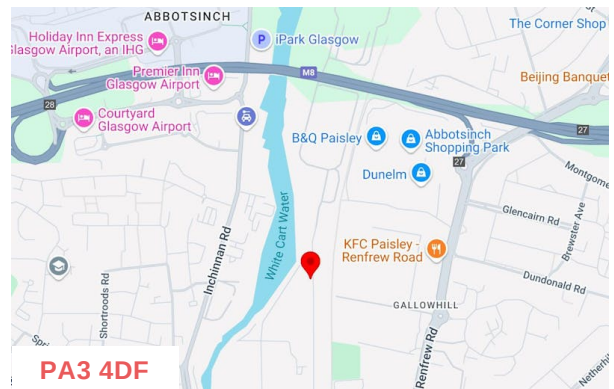
TENANCY INFORMATION

Let to highly successful and popular e-commerce business, Join The Nail Order Limited (SC666928)

www.nailorder.co.uk

Let on FRI terms from 1st Feb 2022 until 31st January 2027 at a passing rent of £17,500 per annum.
3 month deposit is held.

The tenant did not exercise their recent break demonstrating commitment to the site.



VIEWING & FURTHER INFORMATION

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G·M·BROWN